

W. Tiso

FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR JULY 28, 2010

CITY of
BALTIMORE
MEMO



TO Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE: July 30, 2010

In attendance were:

- Eric Tiso and Gary Letteron for the Department of Planning;
- Stanford Leach for the Parking Authority; and
- Kirkland Gabriel, John Thumbi, Scott Adams and Valorie LaCour for the Department of Transportation.

Agenda

1. 3430 Dillon Street – Curb Cut Appeal
2. 4422 Falls Road – Rebuild Existing Carwash

3430 Dillon Street – Curb Cut Appeal

Zoning: R-8

Plans Date: 7 July 2010

Block/Lot: 6462/001

Urban Renewal: None

Environmental: None

Historic: Canton National Register Historic District

Total Site Area: ±910 sqft

Gross Square Footage: ±1,800 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Deni Tabor, Ashley Companies.

Project Summary:

This is an appeal for a denied curb cut permit at this address. The property will be renovated to include a second-floor extension to the rear property line, as well as an entire third floor addition. The existing garage door in the side of the rear portion of the property will be expanded in width. The Baileys would like to be able to formalize the use of this garage for parking due to their expanding family needs.

Comments & Issues:

- Environmental/Landscaping:
 - The committee requests one or two tree pits of 5' by 10' in the Baylis Street sidewalk to increase the City's tree canopy. Contact Gary Letteron in the Office of Sustainability to obtain standards for tree pits.
- Parking/Traffic:
 - The existing garage door fronts on Baylis Street, and is at the rear-most portion of the property against the rear alley.
 - There is an informal curb cut that exists, but is not built to City standards, and was most likely not appropriately permitted. Contact Kirkland Gabriel in the Department of Transportation TEC Division at 410-396-6956 to obtain the City standards for this type of curb cut.
 - The proposed driveway area is within the "daylight" area of the rear alley, and so no off-street parking spaces will be lost in exchange for a private parking space.
 - Adequate view lines exist to the proposed garage. The committee recommends that vehicles are backed into the garage in order to give the driver the best possible view when leaving the garage head first.
 - The existing building is 13'9" in width from outside measurements. The proposed franchise extension into the sidewalk area is 2'6" by 10'4". With the extension this would result in a parking depth of 15'3". The total area enclosed within the garage is ±194 sqft. Per §10-305 of the Baltimore City Zoning Code, "Each parking space must be at least 180 square feet, exclusive of access drives or aisles."
 - While the proposed garage space is not universally accessible to all vehicles, it does meet the technical requirements of the applicable codes. Further, any limitations imposed by the small size of the garage impacts only the property

owners. Most importantly, approval of this request will not negatively impact any public parking in the area; rather it creates a new parking space that will remove one vehicle from competing for street parking spaces.

- For the reasons outlined above, the committee approved the appeal, and suggests that if it is possible, a 3' extension would improve the functionality of this garage even more.

Next Steps:

- Proceed with curb cut permit, and secure the required Franchise agreement for the garage extension.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

4422 Falls Road – Rebuild Existing Carwash

Zoning: B-3-1

Plans Date: 23 July 2010

Block/Lot: 4790/037

Urban Renewal: None

Environmental: Stormwater Management

Historic: None

Total Site Area: Not listed

Gross Square Footage: 1,800 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Art Comer, Carroll Independent Fuels.

Project Summary:

This is an existing gas station with an automatic car wash. The existing car wash facility is the leading profit-generator on this site, and is now in need of replacement. The new automated car-wash equipment requires an interior height of 12', which the existing building does not provide (10' clear), and the building is about twenty years old. For this reason, Carroll would like to demolish the car wash building and replace it with a new building in the same location.

Comments & Issues:

- Environmental/Landscaping:
 - The grass strip between the two existing curb cuts cannot have trees, since utilities are immediately below. Add one tree to the rear corner landscape area.
 - The existing site landscaping will be left as-is to the extent practical. Contact Gary Letteron for assistance in plant selections as needed, at 410-396-4369.
 - The exiting planted around the BG&E transformer will be reduced in radius, but the existing plant material will be protected to the best of their ability, since they are mature and hide the transformer from customer view.
- Parking/Traffic:
 - The proposed building is about three feet wider than the existing building, and so the existing fence line on the south side of the site will be moved back to maintain the by-pass lane to exit.
 - The southern curb cut, in front of the car wash exit should be narrowed from the north side from 31' to 24'. This will reduce the chance of vehicles wanting to enter the site from this curb cut. A painted arrow indicating exit only should be added. Note on the plans the sidewalk repairs to be made where it has buckled.
- Plan Adjustments/Missing Site Plan Elements:
 - Please add the general notes section to the proposed site plan before submitting the revision. The submittal only needs to include existing conditions and proposed site plan sheets. The additional detail sheets are not necessary for our review. For guidance, see the Site Plan Review Committee (SPRC) Guidelines, available from the Department of Planning website here:
<http://www.baltimorecity.gov/Government/AgenciesDepartments/Planning/MasterPlansMapsPublications/DevelopmentResources.aspx>

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.

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